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*Attorneys for Robert Kahn, Trustee of the
Robert B. Kahn Revocable Trust*

**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

REATHA BELLAS, an individual,

Plaintiff,

vs.

ROBERT KAHN, as Trustee of the Robert B.
Kahn Revocable Trust; RANDY SANTA, an
individual; NORTH AMERICAN
FINANCIAL CORP, a foreign corporation;
NEVADA TRUST DEED SERVICES, LLC,
a Nevada limited liability company; DOES I
through X inclusive, and ROE
CORPORATIONS XI through XX, inclusive,

Defendants.

Case No.: 2:24-cv-00245-RFB-EJY

(Removed from the Eighth Judicial District
Court for the State of Nevada, Case No A-24-
885933-C)

**STIPULATION AND ORDER
DISMISSING ACTION WITH
PREJUDICE**

Defendant Robert Kahn and Plaintiff stipulate and agree that Plaintiff's complaint in the
above-entitled action shall be dismissed with prejudice. Each party shall bear its own attorney's
fees and costs.

Dated: March 31, 2025.

SNELL & WILMER L.L.P.

/s/ Bob L. Olson

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*Attorneys for Robert Kahn, Trustee of the
Robert B. Kahn Revocable Trust*

Dated: March 31, 2025.

THE LAW OFFICES OF MITCHELL S.
BISSON

/s/ Mitchell S. Bisson

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Attorneys for Reatha Bellas

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2 The Court having considered the foregoing Stipulation between the Parties, and good cause
3 appearing,

4 **IT IS SO ORDERED.**

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6 **DATED:** April 1, 2025.

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10 **RICHARD F. BOULWARE, II**
11 **UNITED STATES DISTRICT JUDGE**
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CERTIFICATE OF SERVICE

I, the undersigned, declare under penalty of perjury, that I am over the age of eighteen (18) years, and I am not a party to, nor interested in, this action. On this date, I caused to be served a true and correct copy of the foregoing **STIPULATION AND ORDER DISMISSING ACTION WITH PREJUDICE** by method indicated below:

- ☐ **BY U.S. MAIL:** by placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, in the United States mail at Las Vegas, Nevada addressed as set forth below.
- ☐ **BY EMAIL:** by emailing a PDF of the document listed above to the email addresses of the individual(s) listed below.
- ☐ **BY PERSONAL DELIVERY:** by causing personal delivery by _____, a messenger service with which this firm maintains an account, of the document(s) listed above to the person(s) at the address(es) set forth below.
- ☒ **BY ELECTRONIC SUBMISSION:** submitted to the above-entitled Court for electronic filing and service upon the Court's Service List for the above-referenced case.

and addressed to the following:

Mitchell S. Bisson, Esq.
Nevada Bar No. 011920
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Attorney for Plaintiff

DATED: March 31, 2025.

/s/ Mary Full
An employee of SNELL & WILMER L.L.P.